

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant	MR MACHIN	Code No	BAN P/2021/0722
Agent	MR ANDREW GAMBLE CALBOURNE CHURCH LANE GILDEN SUTTON CHESTER CH3 7EW	Date Received	21/05/2021
		Decision Date	21/10/2021

Town and Country Planning Act, 1990

Location of application

VILLA FARM, , BANGOR ON DEE, WREXHAM, LL13 0BD

Description of application

TRAWSNEWID AC YMESTYN ADEILADAU ALLANOL I LETY GWYLIAU /
CONVERSION AND EXTENSION OF OUTBUILDING TO HOLIDAY
ACCOMMODATION

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

CLF9	Visitor accommodation outside settlement limits
EC6	Biodiversity Conservation
GDP1	Development objectives

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposal by virtue of the amount of extensions, re-building and openings proposed, would be tantamount to the erection of a new structure, within this open countryside location and would conflict with UDP Policy CLF9.
2. The proposal appears as a discordant addition in relation to the existing site context and does not accord with the character of the site, failing to comply with UDP Policy GDP1.
3. Insufficient information has been submitted to demonstrate that the proposal would not result in an increase in phosphate levels to the River Dee and Bala Lake Special Area Conservation. The proposal would be in conflict with UDP Policy EC6.

4. There is restricted visibility at the site access with the A525 which would result in unsafe means of vehicular access onto the highway. The proposal would conflict with UDP Policy GDP1.

A handwritten signature in black ink, appearing to be 'L. M. G.' or similar, written in a cursive style.

**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm